

Decron Properties  
 Bay Club Marina Marina del Rey, CA  
 12/22/2011



**Existing Marina**

Slip Length	B-1100	B-1300	B-1500	B-1700	B-1900	B-2100	B-2300	B-2500	B-2700	B-2900	B-3100	Total Qty
28							2	4	4	4		14
30							10	20	20	12	2	64
33	2	4	2		2	4	2					16
35	9	18	9		9	18	9			3	6	81
38			2	4								6
40			7	16	10							33
42										4	3	7
44	2											2
46	7											7
<b>Total Sum</b>	<b>20</b>	<b>22</b>	<b>20</b>	<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>24</b>	<b>23</b>	<b>11</b>	<b>230</b>

**Proposed Marina**

Slip Length	B-1100	B-1300	B-1500	B-1700	B-1900	B-2100	B-2300	B-2500	B-2700	B-2900	B-3100	Total Qty
22											1	1
24							1		2	1		4
25								1		6	1	8
28							2	2				4
29	1	1			1	1						4
30							8	9	9	11	3	40
32								1				1
33	2	4	2		2	4	2					16
34				1								1
35	7	15	8		7	15	8	2		3	1	66
36			1									1
38				2	2			6	9			19
40			2	8	7						1	18
42			6	7								13
44	2											2
45											1	1
46	7											7
60											1	1
<b>Total Sum</b>	<b>19</b>	<b>20</b>	<b>19</b>	<b>18</b>	<b>19</b>	<b>20</b>	<b>21</b>	<b>21</b>	<b>20</b>	<b>21</b>	<b>9</b>	<b>207</b>

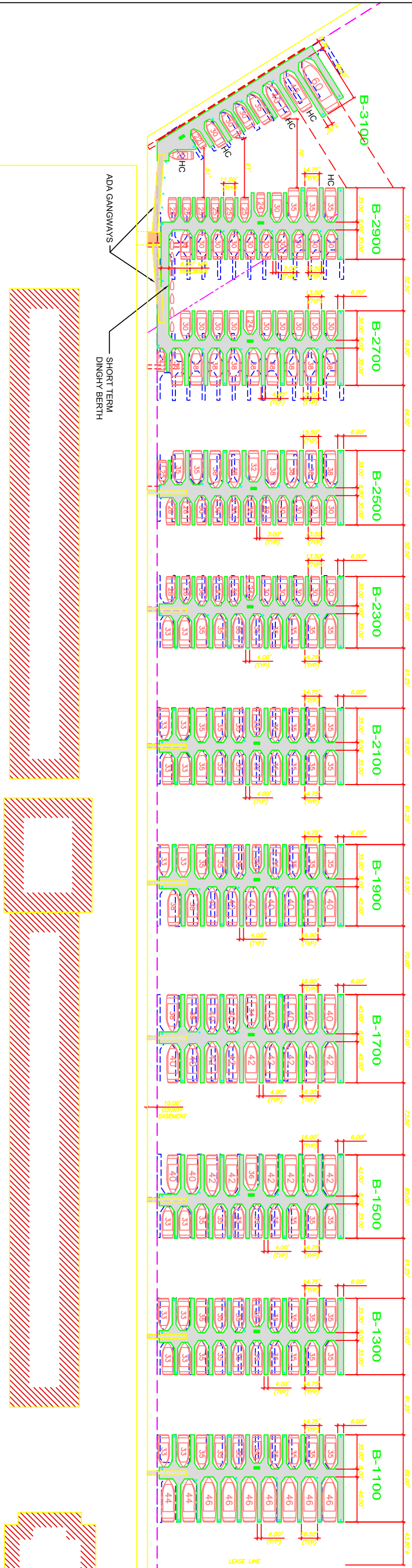
\*\*\* No end-ties included in above counts

*...to continue to protect the public demand for boating and lower cost recreational facilities, consistent with the Coastal Act, the County should ensure that the LCP policies and objectives protect an adequate mix of slip sizes to continue to meet the demand for all boat size categories of boat owners. Furthermore, the marina should be protected from any further reduction in total slips to maximize boating recreational opportunities; and in order to protect the small boater's continued use and access to wet slips throughout the marina, slips 35 feet and under should be protected from further slip reduction.*

The existing slip configuration within Parcel 8T contains a total of 230 slips (plus 11 end ties). Of this total, 78 slips, or 33% are 30 feet or less and 175 slips, or 76%, are 35 foot or less. The proposed project will reduce the total number of slips to 207 slips (plus 11 end ties), with 61 slips, or 29%, 30 feet or less. Slips 35 foot and under will decrease to 144 slips, or approximately 70% of the proposed total slips. Although slips 35 feet and under are decreasing by 31 slips, the applicant is adding, through redistribution of the slips, 13 slips that are 25-foot or less. The existing slip distribution does not provide any slips in the 25 foot or less range. The larger slips, slips 36 feet and over, will increase from 55 slips (23%) to 62 slips (30%). According to the applicant the individual slip distribution (existing and proposed) for the Bay Club Marina is as follows:

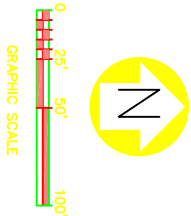
<b>Slip Length</b>	<b>Existing Total</b>	<b>Proposed Total</b>
<b>22</b>	<b>0</b>	<b>1</b>
<b>24</b>	<b>0</b>	<b>4</b>
<b>25</b>	<b>0</b>	<b>8</b>
<b>28</b>	<b>14</b>	<b>4</b>
<b>29</b>	<b>0</b>	<b>4</b>
<b>30</b>	<b>64</b>	<b>40</b>
<b>32</b>	<b>0</b>	<b>1</b>
<b>33</b>	<b>16</b>	<b>16</b>
<b>34</b>	<b>0</b>	<b>1</b>
<b>35</b>	<b>81</b>	<b>66</b>
<b>36</b>	<b>0</b>	<b>1</b>
<b>38</b>	<b>6</b>	<b>19</b>
<b>40</b>	<b>33</b>	<b>18</b>
<b>42</b>	<b>7</b>	<b>13</b>
<b>44</b>	<b>2</b>	<b>2</b>
<b>45</b>	<b>0</b>	<b>1</b>
<b>46</b>	<b>7</b>	<b>7</b>
<b>60</b>	<b>0</b>	<b>1</b>
<b>Total<sup>1</sup></b>	<b>230</b>	<b>207</b>
<b>Average Length</b>	<b>34.47</b>	<b>34.73</b>

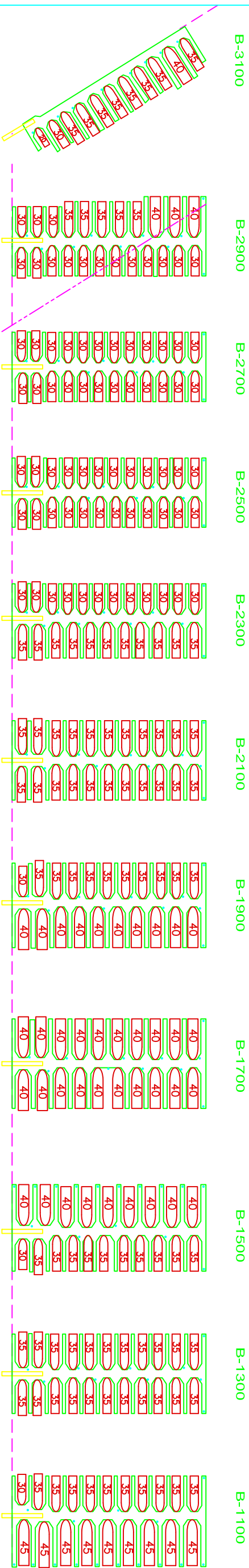
<sup>1</sup> According to the applicant the total excludes 11 end ties (both existing and proposed).



PROPOSED LAYOUT  
207 + 11 End ties

THE BAY CLUB





SLIP LENGTH	DOCK										TOTAL QTY	OVERALL LENGTH	
	B1100	B1300	B1500	B1700	B1900	B2100	B2300	B2500	B2700	B2900			B3100
20												1	20
30	1		1		1		12	24	24	15	1	79	2370
35	10	22	10		10	22	11			5	8	98	3430
40			9	20	10					3	1	43	1720
45	9											9	405
Total	20	22	20	20	21	22	23	24	24	23	11	230	7945
Average Slip Length:													34.54
End Tie	2	2	2	2	2	2	2	2	2	2	2	22	861
Total												252	

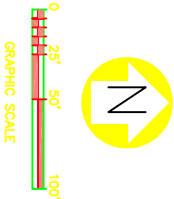
## EXISTING DOCK LAYOUT

252 Slips

(Lease Slip Mix)

Date Nov 6, 2009

THE BAY CLUB



URS

EXISTING

(118 Piles) T.B.V.